

1135 WASHINGTON AVENUE
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RETAIL PROPERTY FOR LEASE

GABRIEL BETESH

718.415.7808
gb@marquisnyc.com



OFFERING SUMMARY

Lease Rate:	\$75.00 per month (MG)
Building Size:	72,910 SF
Available SF:	400 - 1,200 SF
Number of Units:	2
Year Built:	1925
Renovated:	2000
Market:	Prospect Lefferts Gardens PLG

PROPERTY OVERVIEW

Prime Retail Space available
 400-1200 Sq Ft Available
 Large Frontage Exposure
 Basement Available

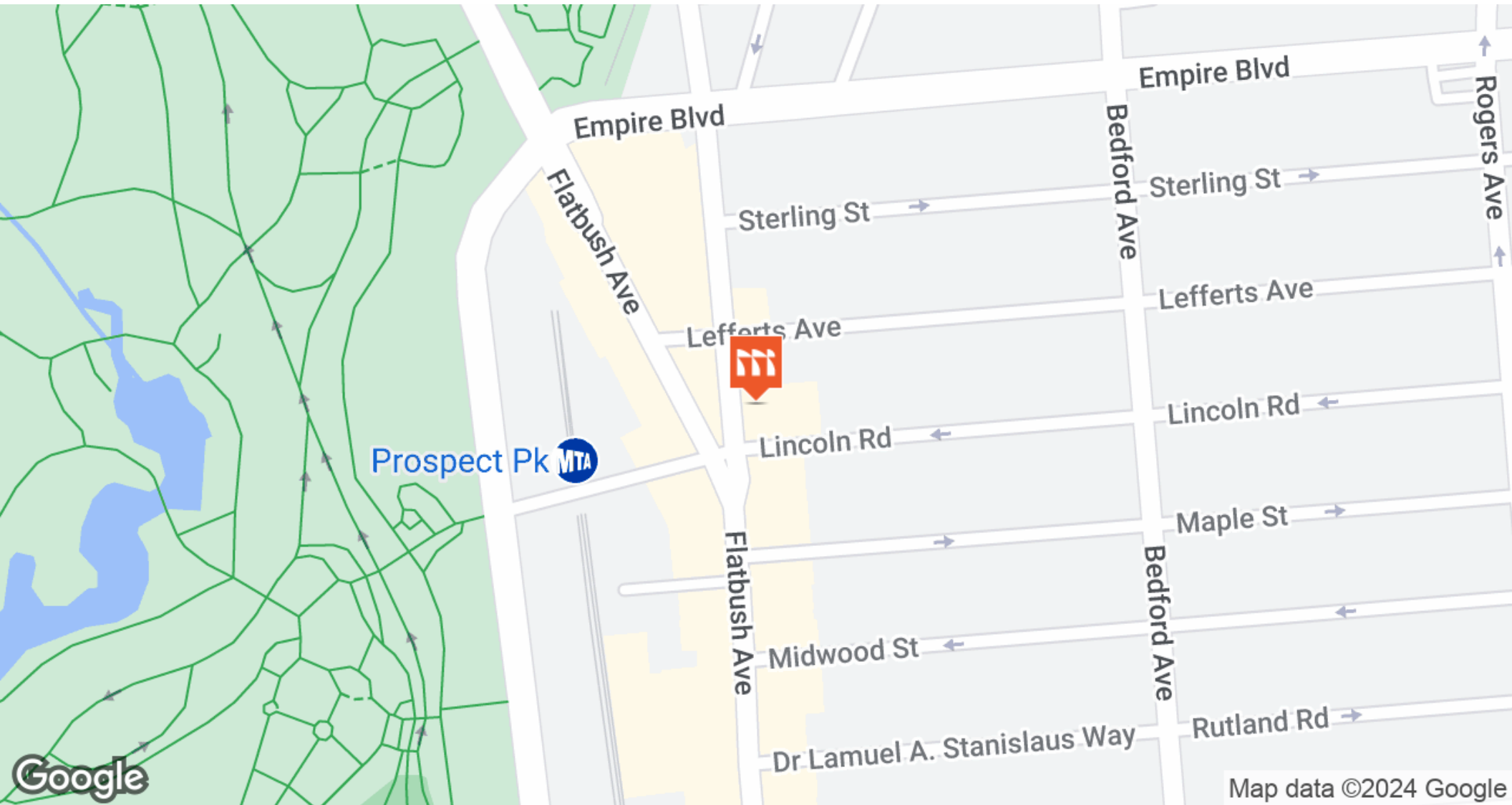
PROPERTY HIGHLIGHTS

- Prime retail space available
- Floor plans ranging from 400 to 1200 sq ft
- Expansive frontage for maximum exposure
- Basement space for additional flexibility
- Steps away from mass transit options
- Proximity to the renowned Prospect Park

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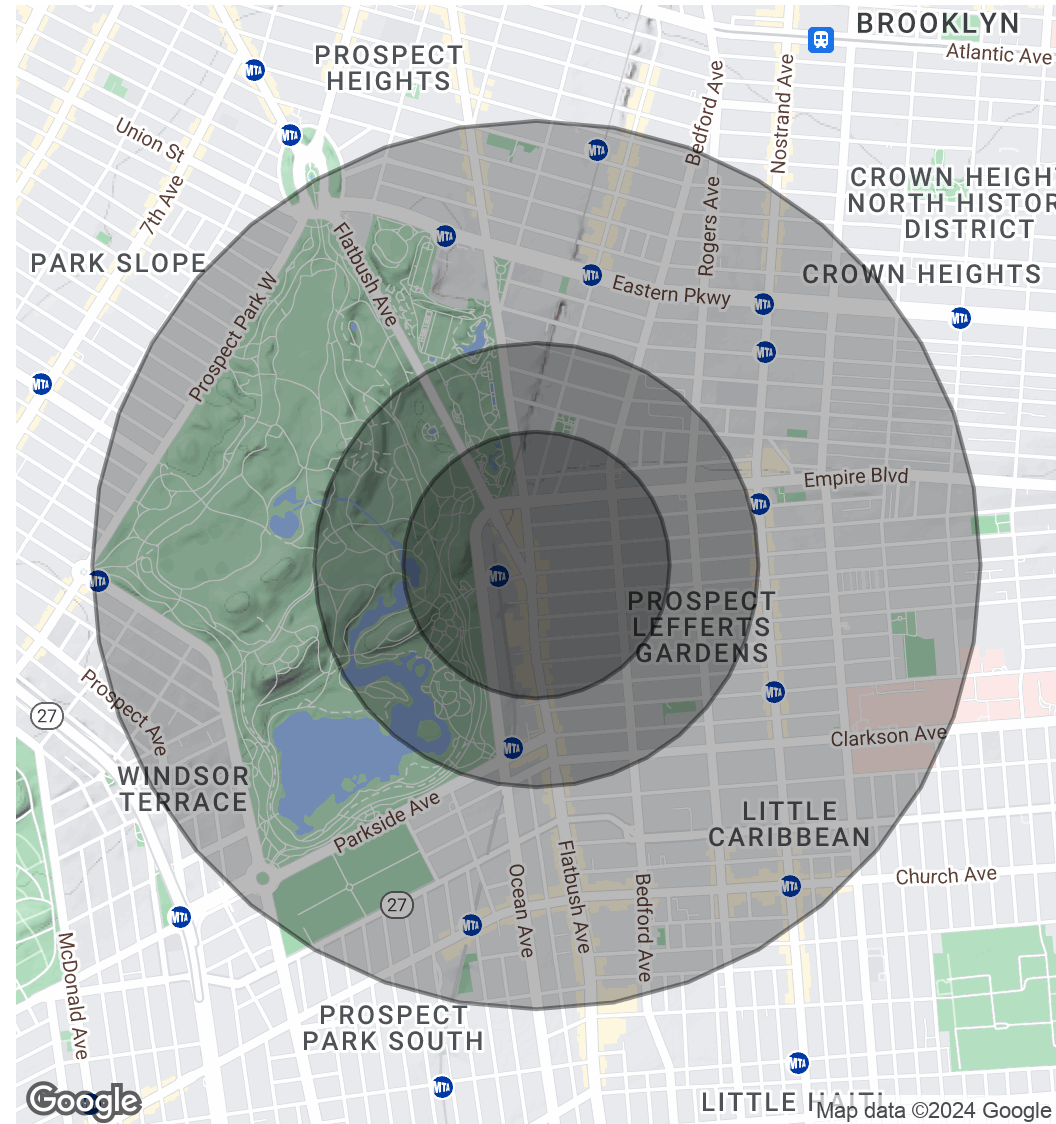
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	9,802	31,467	150,855
Average Age	41	41	39
Average Age (Male)	40	39	38
Average Age (Female)	42	42	41

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	4,457	13,690	62,106
# of Persons per HH	2.2	2.3	2.4
Average HH Income	\$105,107	\$107,762	\$119,432
Average House Value	\$1,545,074	\$1,278,799	\$1,236,508

Demographics data derived from AlphaMap



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